

Mail Tax Notice to:
Creek Bend View LLC, a Delaware limited liability company
3411 Silverside Road Tatnall Building #104
Wilmington, DE 19810

13828841
11/19/2021 3:17:00 PM \$40.00
Book - 11271 Pg - 7702-7704
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 3 P.



Order Number: 20392657

Warranty Deed

JRC Investments, LLC, a Utah limited liability company, Grantor,

of 12781 South Minuteman Drive, Draper, UT 84020, hereby conveys and warrants to

Creek Bend View LLC, a Delaware limited liability company, Grantee

of 3411 Silverside Road Tatnall Building #104 Wilmington, DE 19810, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

PARCEL 1

COMMENCING at a point 300.91 feet, more or less, East along the Section line between Sections 4 and 9, and 1003.7 feet North from the Southwest corner of the Southeast quarter of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah; and running thence East along a 6 foot woven wire fence 315.0 feet; thence North 186.0 feet to the South right of way fence of the Railroad Right of Way; thence South 71°33'58" West 362.45 feet, more or less, to a point North 22°00' West from the point of commencement; thence South 22°00' East 77.0 feet to the point of COMMENCEMENT.

Less and Excepting That portion conveyed to Salt Lake County, a body corporate and politic of the State of Utah in that certain QuitClaim Deed recorded on August 5, 2021 as Entry No. 13737250 in Book 11217 at Page 8657 in the Salt lake County Recorder's Office, more particularly described as follows:

Beginning at a point 300.91 feet East, more or less, and 1003.7 feet North from the Southwest corner of the Southeast quarter of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 22° West 77 feet, more or less, to the South line of the railroad right of way; thence South 71°33'58" West along said right of way 106.9 feet, more or less, to the canal Southeasterly along said canal to a point 113.91 feet West from the point of beginning; thence East 113.91 feet to the point of beginning

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PARCEL 1A

TOGETHER WITH a right of way 20 feet in width, extending from the Northeast corner of said property along the Northerly line of the property described in Warranty Deed recorded January 19, 1973, as Entry no. 2513117, in Book 3242, at Page 169, and formerly known as the Wrockloff property to a point where said Northerly line intersects with the South line of 5th South Street.


Tax Parcel: 15-04-452-033

Subject to Easement, Restriction, Encumbrances and Rights of Way of Record, and Taxes for the year 2021 and thereafter

Remainder of page intentionally left blank.

Dated: November 18, 2021


JRC Investments, LLC, a Utah limited liability company


By: Kenneth L. Jensen
Its: Manager

State of Utah, County of Salt Lake, ss.

On this 18 day of November 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth L. Jensen, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public
Residing In: Salt Lake
My Commission Expires: 5-28-2023

